

Castro Valley, CA (Alameda County)
Refinance Residence for Business Purpose
1st Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$270,000
Appraised Value	\$740,000
Loan-to-Value	36%
Protective Equity	\$470,000
Investor Yield	8.75%
Term	3 Years (40 due in 3)

Fund directly into insuring Title Company
Your vesting on Note and Deed of Trust

Comments: *Appraisal dated February 9, 2018*

Our borrower owns his home free and clear.
He will use the loan proceeds to purchase an investment property.

Per Appraiser: This property offers 1,812 sq. ft. of living space featuring 2 bedrooms, 2 baths and a 2-car garage on a 10,950 sq. ft. lot.

Options: *Available as a multi-beneficiary (partial interest portions)*

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$376
\$100,000	partial interest – scheduled monthly income	\$752
\$270,000	whole note – scheduled monthly income	\$2,031

Loan Servicing: Capital Benefit offers comprehensive loan servicing

Summary Information only – call Marcel Bruetsch at (949) 566-9040 for more information or a complete investor diligence package.

For additional Trust Deed Investments, visit capitalbenefit.com

Available to California investors or all qualified investors.



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Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
(949) 566-9040 | (949) 566-9262 | capitalbenefit.com
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